

DEVELOPMENT CONTROL COMMITTEE

15 November 2017 at 2.30 p.m.

Present: Councillors Bower (Chairman), Hitchins (Vice-Chairman), Mrs Bence, Mrs Bower, Brooks, Charles (substituting for Councillor Dillon), Gammon, Mrs Hall, Haymes, Maconachie, Mrs Oakley, Miss Rhodes and Mrs Stainton.

Councillors Ambler and Cates were also in attendance at the meeting.

283. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Dillon.

284. DECLARATIONS OF INTEREST

Declarations of interest were made by:-

- Councillor Bower – (1) Personal interest in Planning Application A/132/17/OUT as a member of the Angmering Steering Group, where the matter was discussed and he had reserved his position; (2) personal interest in Planning Application LU/182/15/PL as the Chairman of the North Littlehampton Steering Group where the matter was discussed and he had reserved his position; and (3) a personal and prejudicial interest in Planning Application EP/69/17/PL as the site was in close proximity to where he lived – he stated he would leave the meeting during its consideration and the Vice-Chairman would take the chair.
- Councillor Mrs Bower declared a personal and prejudicial interest in Planning Application EP/69/17/PL as the site was in close proximity to where she lived – she stated she would leave the meeting during its consideration.

285. MINUTES

The Minutes of the meeting held on 18 October 2017 were approved by the Committee and signed by the Chairman as a correct record.

286. PLANNING APPLICATIONS

(Prior to consideration of the following application, Councillor Bower had declared a personal interest and remained in the meeting and took part in the debate and vote.)

Development Control
Committee – 15.11.17.

A/132/17/OUT – Outline application with some matters reserved for the demolition of the existing single dwelling & construction of 30 No. dwellings (resubmission following A/39/17/OUT). This application is a Departure from the Development Plan, Quiet Waters, Roundstone Lane, Angmering Having received a comprehensive written and verbal report from the Principal Planning Officer, the Committee participated in a brief discussion which centred on the allocation of £6,000 in the S106 Agreement for the MUGA (Multi Use Games Area) at Palmer Road, Angmering. Comment was made that provision should be made closer to the application site but officer advice was given that MUGAs had a much wider catchment than local areas of play and the benefit should be for a village wide facility; it was therefore felt that the Palmer Road site was the best location. The Committee then

RESOLVED

That the application be approved as detailed in the report.

A/169/17/OUT – Outline application with all matters reserved for demolition of existing buildings on site & erection of a mixed use development comprising up to 90 No. residential units, a care home (Use Class C2 & C3) & ancillary facilities including railway crossing, together with associated access, car parking & landscaping (resubmission following A/44/17/OUT). This application is a Departure from the Development Plan & lies within the parishes of Littlehampton & Rustington, Land east of Brook Lane & South of A259, Angmering The Committee received a report on the matter, together with the officer's written report update detailing,

- Objections from Angmering Parish Council
- 23 letters of objection
- An additional obligation that had been proposed by the applicant for inclusion in the Unilateral Undertaking and was considered acceptable as it would secure a pedestrian link to Manor Retail Park should the neighbouring development not come forward – which would further enhance the sustainability of the site. However, it was considered that Condition 6 relating to the provision of a pedestrian link to the eastern boundary of the site must be retained to ensure that, should the site to the east come forward, a pedestrian link between the sites was provided. The relevant wording to take account of this change had been included in the S106 Heads of Terms document.
- The Council's Greenspace Department provided comments on 13 November 2017, which reiterated the points previously raised under reference A/44/17/OUT. A summary of the original consultation response had been included in the recommendation report.

The Principal Planning Officer presented this report and advised that the application differed from planning application A/44/17/OUT in that additional

information had been provided in relation to boundary treatment at the site and a bus stop within the site. As the S106 was in the process of being prepared, it was requested that authority be delegated to the Group Head of Planning, in consultation with the Chairman and Vice-Chairman, to sign off the S106 in the event of the application being approved.

In the course of considering the application, a concern was raised that no lighting was proposed for the lane leading to the allotments and it was agreed that Condition 22 would be amended to ensure that omission was rectified. In addition, the MUGA (Multi Games Use Area) contribution was not considered to be appropriate for use at the Palmer Road, Angmering site and should, instead, be directed to Rustington, which was much nearer. It was agreed that this S106 allocation be redirected to Rustington, with authority being delegated to the Group Head of Planning, in consultation with the Chairman and Vice-Chairman, to agree the precise location.

Following consideration, the Committee

RESOLVED - That

(1) the application be approved as detailed in the report and the officer report update, subject to Condition 22 being amended to include provision of details of lighting to footways to read :-

“No lighting shall be installed on any phase or sub phase until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority, this shall include details of lighting to footways. The external lighting in association with this development shall comply with the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for External Lighting Installations, Zone 3.

The scheme should also minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the area, the site biodiversity (particularly in respect of bats) and to minimise unnecessary light spillage outside the development site in accordance with Policies GEN7, GEN29 & GEN33 of the Arun District Local Plan.’

Development Control
Committee – 15.11.17.

(2) authority be delegated to the Group Head of Planning, in consultation with the Chairman and Vice-Chairman, to sign off the S106 Agreement to include re-looking at the site for the MUGA contribution.

(Prior to consideration of the following application, Councillors Bower and Mrs Bower left the meeting and took no part in the debate and vote.)

EP/69/17/PL – Construction of 1 No. dwelling (C3) to rear of existing property, 60 Vermont Drive, East Preston Having received a report on the matter, together with the officer's written report update detailing additional objections received and amendment to Condition 6 to ensure the relocation of the front door to 60 Vermont Drive in perpetuity, the Committee considered the proposal.

The meeting was advised that a Pre-Committee site inspection had taken place and that those Members in attendance could find no planning grounds on which to base any refusal.

Some Members expressed their concern that this was a cramped form of development that was unattractive and would not improve the visual amenity of the area. However, following further discussion, the Committee

RESOLVED

That the application be approved as detailed in the report and the officer report update.

(Prior to consideration of the following application, Councillor Bower had declared a personal interest and remained in the meeting and took part in the debate and vote.)

LU/182/15/PL – Variation of conditions 4, 6, 7, 8, 39 & 42 imposed under planning reference LU/471/11 relating to list of plans, illustrative masterplan, CHP plant building, Design Statement, bus stops & traffic improvements, Land North of Toddington Lane, Littlehampton Having received a report on the matter, together with the officer's written report update detailing additional West Sussex County Council consultee response and amendments to the conditions, the Committee

RESOLVED

That the application be approved as detailed in the report and the officer report update.

LU/249/17/PL – Demolition of the existing bungalow & redevelopment of the site with 5 No. detached houses. This application is a Departure from the Development Plan, Directors Cottage, Toddington Lane, Littlehampton Having received a report on the matter, together with the officer's written report update detailing a correction to the ridge height of the dwellings being 7.5m rather than 15 as detailed in the report, the Committee

RESOLVED

That the application be approved as detailed in the report.

287. PLANNING APPEALS

The Committee received and noted the planning appeals that had been received.

288. UPDATED GUIDANCE ON DEALING WITH NON-MATERIAL AMENDMENTS

The Group Head of Planning presented this report which set out an updated criteria against which the validation of applications for Non-Material Amendments would be accepted and/or applications determined.

Following consideration, the Committee

RESOLVED

That the Council will not accept any of the following as Non-Material Amendments if:-

- The proposal would amend the use or intensity of the original planning permission, would result in a change to the description of the application or conflict with any conditions of the permission;
- The application site area (red line) differs from the original application
- Adopted planning policy is breached
- The planning obligation on the original permission is affected
- Windows are introduced that could potentially permit overlooking of other properties
- The proposal would result in changes to the external details that would materially alter the appearance of the building
- Amendments that would warrant re-consultation either of neighbours, Council departments or statutory bodies

Subject to approval at the next Committee meeting

270

Development Control
Committee – 15.11.17.

- The proposal results in an increase in height of the building of more than 0.3 metres
- The proposal results in an increase in width/length of more than 1.0 metre
- The development moves more than 1 metre in any direction.

(The meeting concluded at 4.35 p.m.)